

NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY

INCOME LIMITS AND MAXIMUM RENTS FOR PROJECTS
 PLACED IN SERVICE AFTER DECEMBER 31, 2008 AND ALL OTHER
 PROJECTS NOT AFFECTED BY HUD'S HOLD HARMLESS POLICY

COUNTY Atlantic

	EFFECTIVE 03/19/09		MEDIAN INCOME (AMI)		68,400			
	----- INCOME LIMITS BY HOUSEHOLD SIZE -----							
	1	2	3	4	5	6	7	8
50% AMI	23,950	27,350	30,800	34,200	36,950	39,650	42,400	45,150
60% AMI	28,740	32,820	36,960	41,040	44,340	47,580	50,880	54,180
140% AMI	67,060	76,580	86,240	95,760	103,460	111,020	118,720	126,420
	-- MAXIMUM GROSS RENTS BY BEDROOM SIZE --							
	0	1	2	3	4	5	6	
50% AMI	598	641	770	889	991	1,094	1,197	
60% AMI	718	769	924	1,067	1,189	1,313	1,436	

COUNTY Bergen

	EFFECTIVE 03/19/09		MEDIAN INCOME (AMI)		91,200			
	----- INCOME LIMITS BY HOUSEHOLD SIZE -----							
	1	2	3	4	5	6	7	8
50% AMI	31,900	36,500	41,050	45,600	49,250	52,900	56,550	60,200
60% AMI	38,280	43,800	49,260	54,720	59,100	63,480	67,860	72,240
140% AMI	89,320	102,200	114,940	127,680	137,900	148,120	158,340	168,560
	-- MAXIMUM GROSS RENTS BY BEDROOM SIZE --							
	0	1	2	3	4	5	6	
50% AMI	797	855	1,026	1,185	1,322	1,459	1,596	
60% AMI	957	1,026	1,231	1,422	1,587	1,751	1,915	

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COUNTY Burlington

	EFFECTIVE 03/19/09		MEDIAN INCOME (AMI)		77,800			
	----- INCOME LIMITS BY HOUSEHOLD SIZE -----							
	1	2	3	4	5	6	7	8
50% AMI	27,250	31,100	35,000	38,900	42,000	45,100	48,250	51,350
60% AMI	32,700	37,320	42,000	46,680	50,400	54,120	57,900	61,620
140% AMI	76,300	87,080	98,000	108,920	117,600	126,280	135,100	143,780
	-- MAXIMUM GROSS RENTS BY BEDROOM SIZE --							
	0	1	2	3	4	5	6	
50% AMI	681	729	875	1,011	1,127	1,245	1,361	
60% AMI	817	875	1,050	1,213	1,353	1,494	1,633	

COUNTY Camden

	EFFECTIVE 03/19/09		MEDIAN INCOME (AMI)		77,800			
	----- INCOME LIMITS BY HOUSEHOLD SIZE -----							
	1	2	3	4	5	6	7	8
50% AMI	27,250	31,100	35,000	38,900	42,000	45,100	48,250	51,350
60% AMI	32,700	37,320	42,000	46,680	50,400	54,120	57,900	61,620
140% AMI	76,300	87,080	98,000	108,920	117,600	126,280	135,100	143,780
	-- MAXIMUM GROSS RENTS BY BEDROOM SIZE --							
	0	1	2	3	4	5	6	
50% AMI	681	729	875	1,011	1,127	1,245	1,361	
60% AMI	817	875	1,050	1,213	1,353	1,494	1,633	

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COUNTY Cape May

	EFFECTIVE 03/19/09		MEDIAN INCOME (AMI)		67,200				
	----- INCOME LIMITS BY HOUSEHOLD SIZE -----								
	1	2	3	4	5	6	7	8	
50% AMI	23,500	26,900	30,250	33,600	36,300	39,000	41,650	44,350	
60% AMI	28,200	32,280	36,300	40,320	43,560	46,800	49,980	53,220	
140% AMI	65,800	75,320	84,700	94,080	101,640	109,200	116,620	124,180	
	-- MAXIMUM GROSS RENTS BY BEDROOM SIZE --								
	0	1	2	3	4	5	6		
50% AMI	587	630	756	873	975	1,075	1,176		
60% AMI	705	756	907	1,048	1,170	1,290	1,411		

COUNTY Cumberland

	EFFECTIVE 03/19/09		MEDIAN INCOME (AMI)		59,900				
	----- INCOME LIMITS BY HOUSEHOLD SIZE -----								
	1	2	3	4	5	6	7	8	
50% AMI	20,950	23,950	26,950	29,950	32,350	34,750	37,150	39,550	
60% AMI	25,140	28,740	32,340	35,940	38,820	41,700	44,580	47,460	
140% AMI	58,660	67,060	75,460	83,860	90,580	97,300	104,020	110,740	
	-- MAXIMUM GROSS RENTS BY BEDROOM SIZE --								
	0	1	2	3	4	5	6		
50% AMI	523	561	673	778	868	958	1,048		
60% AMI	628	673	808	934	1,042	1,150	1,257		

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COUNTY **Essex**

	EFFECTIVE 03/19/09	MEDIAN INCOME (AMI)						87,600
	----- INCOME LIMITS BY HOUSEHOLD SIZE -----							
	1	2	3	4	5	6	7	8
50% AMI	30,650	35,050	39,400	43,800	47,300	50,800	54,300	57,800
60% AMI	36,780	42,060	47,280	52,560	56,760	60,960	65,160	69,360
140% AMI	85,820	98,140	110,320	122,640	132,440	142,240	152,040	161,840
	-- MAXIMUM GROSS RENTS BY BEDROOM SIZE --							
	0	1	2	3	4	5	6	
50% AMI	766	821	985	1,138	1,270	1,401	1,532	
60% AMI	919	985	1,182	1,366	1,524	1,681	1,839	

COUNTY **Gloucester**

	EFFECTIVE 03/19/09	MEDIAN INCOME (AMI)						77,800
	----- INCOME LIMITS BY HOUSEHOLD SIZE -----							
	1	2	3	4	5	6	7	8
50% AMI	27,250	31,100	35,000	38,900	42,000	45,100	48,250	51,350
60% AMI	32,700	37,320	42,000	46,680	50,400	54,120	57,900	61,620
140% AMI	76,300	87,080	98,000	108,920	117,600	126,280	135,100	143,780
	-- MAXIMUM GROSS RENTS BY BEDROOM SIZE --							
	0	1	2	3	4	5	6	
50% AMI	681	729	875	1,011	1,127	1,245	1,361	
60% AMI	817	875	1,050	1,213	1,353	1,494	1,633	

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COUNTY 0009 Hudson

	EFFECTIVE 03/19/09		MEDIAN INCOME (AMI)		56,300			
	----- INCOME LIMITS BY HOUSEHOLD SIZE -----							
	1	2	3	4	5	6	7	8
50% AMI	24,900	28,450	32,000	35,550	38,400	41,250	44,100	46,950
60% AMI	29,880	34,140	38,400	42,660	46,080	49,500	52,920	56,340
140% AMI	69,720	79,660	89,600	99,540	107,520	115,500	123,480	131,460
	-- MAXIMUM GROSS RENTS BY BEDROOM SIZE --							
	0	1	2	3	4	5	6	
50% AMI	622	666	800	924	1,031	1,138	1,243	
60% AMI	747	800	960	1,109	1,237	1,365	1,493	

COUNTY Hunterdon

	EFFECTIVE 03/19/09		MEDIAN INCOME (AMI)		100,100			
	----- INCOME LIMITS BY HOUSEHOLD SIZE -----							
	1	2	3	4	5	6	7	8
50% AMI	35,050	40,050	45,050	50,050	54,050	58,050	62,050	66,050
60% AMI	42,060	48,060	54,060	60,060	64,860	69,660	74,460	79,260
140% AMI	98,140	112,140	126,140	140,140	151,340	162,540	173,740	184,940
	-- MAXIMUM GROSS RENTS BY BEDROOM SIZE --							
	0	1	2	3	4	5	6	
50% AMI	876	938	1,126	1,301	1,451	1,601	1,751	
60% AMI	1,051	1,126	1,351	1,561	1,741	1,921	2,102	

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COUNTY Mercer

	EFFECTIVE 03/19/09		MEDIAN INCOME (AMI) 90,100					
	----- INCOME LIMITS BY HOUSEHOLD SIZE -----							
	1	2	3	4	5	6	7	8
50% AMI	31,550	36,050	40,550	45,050	48,650	52,250	55,850	59,450
60% AMI	37,860	43,260	48,660	54,060	58,380	62,700	67,020	71,340
140% AMI	88,340	100,940	113,540	126,140	136,220	146,300	156,380	166,460
	-- MAXIMUM GROSS RENTS BY BEDROOM SIZE --							
	0	1	2	3	4	5	6	
50% AMI	788	845	1,013	1,171	1,306	1,441	1,576	
60% AMI	946	1,014	1,216	1,405	1,567	1,729	1,892	

COUNTY Middlesex

	EFFECTIVE 03/19/09		MEDIAN INCOME (AMI) 100,100					
	----- INCOME LIMITS BY HOUSEHOLD SIZE -----							
	1	2	3	4	5	6	7	8
50% AMI	35,050	40,050	45,050	50,050	54,050	58,050	62,050	66,050
60% AMI	42,060	48,060	54,060	60,060	64,860	69,660	74,460	79,260
140% AMI	98,140	112,140	126,140	140,140	151,340	162,540	173,740	184,940
	-- MAXIMUM GROSS RENTS BY BEDROOM SIZE --							
	0	1	2	3	4	5	6	
50% AMI	876	938	1,126	1,301	1,451	1,601	1,751	
60% AMI	1,051	1,126	1,351	1,561	1,741	1,921	2,102	

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COUNTY Monmouth

	EFFECTIVE 03/19/09		MEDIAN INCOME (AMI)		87,700			
	----- INCOME LIMITS BY HOUSEHOLD SIZE -----							
	1	2	3	4	5	6	7	8
50% AMI	30,700	35,100	39,450	43,850	47,350	50,850	54,350	57,900
60% AMI	36,840	42,120	47,340	52,620	56,820	61,020	65,220	69,480
140% AMI	85,960	98,280	110,460	122,780	132,580	142,380	152,180	162,120
	-- MAXIMUM GROSS RENTS BY BEDROOM SIZE --							
	0	1	2	3	4	5	6	
50% AMI	767	822	986	1,140	1,271	1,403	1,535	
60% AMI	921	987	1,183	1,368	1,525	1,683	1,841	

COUNTY Morris

	EFFECTIVE 03/19/09		MEDIAN INCOME (AMI)		87,600			
	----- INCOME LIMITS BY HOUSEHOLD SIZE -----							
	1	2	3	4	5	6	7	8
50% AMI	30,650	35,050	39,400	43,800	47,300	50,800	54,300	57,800
60% AMI	36,780	42,060	47,280	52,560	56,760	60,960	65,160	69,360
140% AMI	85,820	98,140	110,320	122,640	132,440	142,240	152,040	161,840
	-- MAXIMUM GROSS RENTS BY BEDROOM SIZE --							
	0	1	2	3	4	5	6	
50% AMI	766	821	985	1,138	1,270	1,401	1,532	
60% AMI	919	985	1,182	1,366	1,524	1,681	1,839	

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COUNTY Ocean

	EFFECTIVE 03/19/09		MEDIAN INCOME (AMI)		87,700				
	----- INCOME LIMITS BY HOUSEHOLD SIZE -----								
	1	2	3	4	5	6	7	8	
50% AMI	30,700	35,100	39,450	43,850	47,350	50,850	54,350	57,900	
60% AMI	36,840	42,120	47,340	52,620	56,820	61,020	65,220	69,480	
140% AMI	85,960	98,280	110,460	122,780	132,580	142,380	152,180	162,120	
	-- MAXIMUM GROSS RENTS BY BEDROOM SIZE --								
	0	1	2	3	4	5	6		
50% AMI	767	822	986	1,140	1,271	1,403	1,535		
60% AMI	921	987	1,183	1,368	1,525	1,683	1,841		

COUNTY Passaic

	EFFECTIVE 03/19/09		MEDIAN INCOME (AMI)		91,200				
	----- INCOME LIMITS BY HOUSEHOLD SIZE -----								
	1	2	3	4	5	6	7	8	
50% AMI	31,900	36,500	41,050	45,600	49,250	52,900	56,550	60,200	
60% AMI	38,280	43,800	49,260	54,720	59,100	63,480	67,860	72,240	
140% AMI	89,320	102,200	114,940	127,680	137,900	148,120	158,340	168,560	
	-- MAXIMUM GROSS RENTS BY BEDROOM SIZE --								
	0	1	2	3	4	5	6		
50% AMI	797	855	1,026	1,185	1,322	1,459	1,596		
60% AMI	957	1,026	1,231	1,422	1,587	1,751	1,915		

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COUNTY Salem

	EFFECTIVE 03/19/09		MEDIAN INCOME (AMI)		77,800			
	----- INCOME LIMITS BY HOUSEHOLD SIZE -----							
	1	2	3	4	5	6	7	8
50% AMI	27,250	31,100	35,000	38,900	42,000	45,100	48,250	51,350
60% AMI	32,700	37,320	42,000	46,680	50,400	54,120	57,900	61,620
140% AMI	76,300	87,080	98,000	108,920	117,600	126,280	135,100	143,780

	-- MAXIMUM GROSS RENTS BY BEDROOM SIZE --							
	0	1	2	3	4	5	6	
50% AMI	681	729	875	1,011	1,127	1,245	1,361	
60% AMI	817	875	1,050	1,213	1,353	1,494	1,633	

COUNTY Somerset

	EFFECTIVE 03/19/09		MEDIAN INCOME (AMI)		100,100			
	----- INCOME LIMITS BY HOUSEHOLD SIZE -----							
	1	2	3	4	5	6	7	8
50% AMI	35,050	40,050	45,050	50,050	54,050	58,050	62,050	66,050
60% AMI	42,060	48,060	54,060	60,060	64,860	69,660	74,460	79,260
140% AMI	98,140	112,140	126,140	140,140	151,340	162,540	173,740	184,940

	-- MAXIMUM GROSS RENTS BY BEDROOM SIZE --							
	0	1	2	3	4	5	6	
50% AMI	876	938	1,126	1,301	1,451	1,601	1,751	
60% AMI	1,051	1,126	1,351	1,561	1,741	1,921	2,102	

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COUNTY Sussex

	EFFECTIVE 03/19/09		MEDIAN INCOME (AMI)		87,600				
	----- INCOME LIMITS BY HOUSEHOLD SIZE -----								
	1	2	3	4	5	6	7	8	
50% AMI	30,650	35,050	39,400	43,800	47,300	50,800	54,300	57,800	
60% AMI	36,780	42,060	47,280	52,560	56,760	60,960	65,160	69,360	
140% AMI	85,820	98,140	110,320	122,640	132,440	142,240	152,040	161,840	
	-- MAXIMUM GROSS RENTS BY BEDROOM SIZE --								
	0	1	2	3	4	5	6		
50% AMI	766	821	985	1,138	1,270	1,401	1,532		
60% AMI	919	985	1,182	1,366	1,524	1,681	1,839		

COUNTY Union

	EFFECTIVE 03/19/09		MEDIAN INCOME (AMI)		87,600				
	----- INCOME LIMITS BY HOUSEHOLD SIZE -----								
	1	2	3	4	5	6	7	8	
50% AMI	30,650	35,050	39,400	43,800	47,300	50,800	54,300	57,800	
60% AMI	36,780	42,060	47,280	52,560	56,760	60,960	65,160	69,360	
140% AMI	85,820	98,140	110,320	122,640	132,440	142,240	152,040	161,840	
	-- MAXIMUM GROSS RENTS BY BEDROOM SIZE --								
	0	1	2	3	4	5	6		
50% AMI	766	821	985	1,138	1,270	1,401	1,532		
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COUNTY Warren

	EFFECTIVE 03/19/09		MEDIAN INCOME (AMI)		86,100			
	----- INCOME LIMITS BY HOUSEHOLD SIZE -----							
	1	2	3	4	5	6	7	8
50% AMI	30,150	34,450	38,750	43,050	46,500	49,950	53,400	56,850
60% AMI	36,180	41,340	46,500	51,660	55,800	59,940	64,080	68,220
140% AMI	84,420	96,460	108,500	120,540	130,200	139,860	149,520	159,180
	-- MAXIMUM GROSS RENTS BY BEDROOM SIZE --							
	0	1	2	3	4	5	6	
50% AMI	753	807	968	1,119	1,248	1,378	1,506	
60% AMI	904	969	1,162	1,343	1,498	1,653	1,808	

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